

# HoldenCopley

PREPARE TO BE MOVED

Querneby Road, Mapperley, Nottinghamshire NG3 5JJ

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Guide Price £100,000 - £120,000

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NO UPWARD CHAIN...

This first-floor flat, offered to the market with no upward chain, is perfect for first-time buyers, investors, or those looking to downsize. Situated in a popular location, the property benefits from being within easy reach of local amenities, including shops, restaurants, and excellent transport links. Internally, the flat features a spacious living room open plan to a fitted kitchen, a shower suite, and a generous double bedroom. Outside, a patio area offers space to relax, and off-street parking adds further convenience.

MUST BE VIEWED



- First-Floor Flat
- Double Bedroom
- Open Plan Living
- Fitted Kitchen
- Shower Suite
- Freehold
- Off-Road Parking
- No Upward Chain
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Living Room / Kitchen

17'6" x 11'9" (5.35m x 3.59m)

The living room features carpeted flooring, two radiators, a TV point, UPVC double-glazed windows, and both double French doors and a single UPVC door for access. It flows seamlessly into an open-plan kitchen, which is equipped with a range of base and wall units, a sink and a half with a swan-neck mixer tap, an integrated oven with electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, and vinyl flooring.

### Bathroom

7'6" x 4'10" (2.30m x 1.49m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower, partially tiled walls, vinyl flooring, an extractor fan, a heated towel rail, and a skylight window.

### Bedroom

12'1" x 11'3" (3.69m x 3.44m)

The bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and a TV point.

## OUTSIDE

Outside there is off-street parking.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

Non-Standard Construction – No

## DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

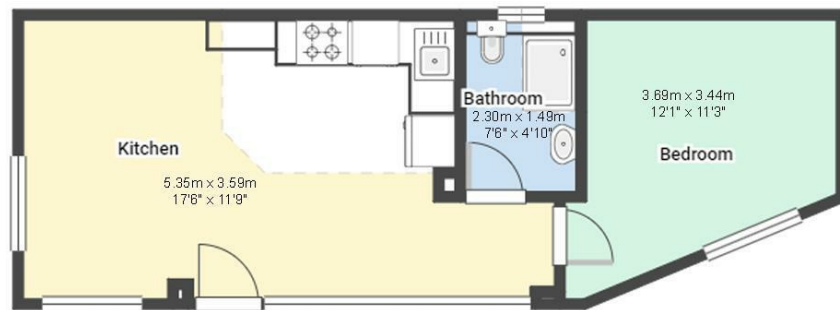
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<b>Very environmentally friendly - lower CO2 emissions</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not environmentally friendly - higher CO2 emissions</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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